



46 Baden Road
Brighton, BN2 4DP

£405,000
Freehold

UWS1286

- **Three Bedroom Terrace House**
- **Through Sitting/Dining Room**
- **Kitchen**
- **Ground Floor Wc**
- **Gas Central Heating**
- **60' South Easterly Rear Garden**
- **Summer House with Power**
- **Usable Loft Space, Ideal Home Office**
- **Shower Room**
- **Upvc Double Glazing**

****THREE BEDROOM TERRACE HOUSE. **FANTASTIC REAR GARDEN WITH SUMMER HOUSE. **GAS CENTRAL HEATING & UPVC DOUBLE GLAZING.** Located in the sought-after Coombe Road area of Brighton, this charming three-bedroom terrace house offers well-presented accommodation arranged over three floors. The ground floor comprises a spacious open-plan sitting and dining room, a kitchen with direct access to the garden, and a convenient WC. The first floor provides three bedrooms and a modern shower room. The loft space, featuring Velux windows, creates a versatile additional area ideal as a hobby space, study, or work-from-home area. To the rear, the 60' sunny garden offers a great outdoor space with two patio areas, a further lawned section, and a 9' x 7' fully insulated summerhouse with power and light. Viewing is highly recommended to fully appreciate this welcoming family home. Parking Zone U which is a light touch zone with no waiting list and free at weekends. EPC Rating D (65).

Front door opening into; entrance hallway;

Stairs to the upper floor, doors to sitting/dining room, door to the ground floor wc, storage cupboard.

Sitting Room 11' 5" x 11' 3" (3.47m x 3.44m)

Upvc double glazed window to the front, radiator, archway through to dining area.

Dining Room 11' 8" x 9' 10" (3.56m x 3.0m)

Dining area with opening into;

Kitchen 12' 8" x 12' 2" (3.85m x 3.71m)

Upvc double glazed window overlooking the rear garden, upvc double glazed door opening onto the rear garden. Good range of fitted wall and base units with work surfaces over. Inset sink and drainer unit with mixer tap. Space and plumbing for dishwasher, space and plumbing for washing machine, space and point for tumble dryer, space and point for fridge/freezer. Space and gas point for Range style cooker with extractor hood over.

Ground Floor Wc

Wc and hand basin with plenty of fitted storage and cupboard housing Vaillant combination boiler.

First Floor Landing

Doors to bedrooms and shower room.

Bedroom One 11' 6" x 9' 9" (3.51m x 2.98m)

Upvc double glazed window to the front, radiator.

Bedroom Two 12' 5" x 9' 11" (3.78m x 3.03m)

Upvc double glazed window to the rear, radiator.

Bedroom Three 7' 5" x 6' 5" (2.26m x 1.95m)

Upvc double glazed window to the front.

Shower Room

Opaque upvc double glazed window to the rear, fully tiled walls, heated towel radiator, suite comprising wc, hand basin and enclosed shower cubicle.

Loft Space 12' 8" x 11' 7" (3.85m x 3.54m)

Loft space ideal for a home office or hobby room with eaves storage, two Velux windows to the rear.

Rear Garden 60' 0" x 16' 0" (18.27m x 4.87m)

Great size rear garden measuring approximately 60' x 16' with patio area enjoying a south easterly aspect, further raised patio area, lawned area with the summer house at the end of the garden.

Summerhouse 9' 0" x 7' 1" (2.75m x 2.17m)

Fully insulated summer house with power.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area (Excluding Outbuilding) = 101.94 sq m / 1097.26 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

46 Baden Road
BRIGHTON
BN2 4DP

Energy rating

D

Valid until: **12 February 2036**

Certificate number: **2102-1032-7113-1201-4517**

Property type **Mid-terrace house**

Total floor area **99 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Please Note All the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor.

MEASUREMENTS ARE TAKEN TO THE NEAREST THREE INCHES/FIVE CENTIMETRES.

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase.

Please note: Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation of warranty by Wheelers Estate Agents or its employees. Any measurements given are approximate only and have not been verified or checked. No services, equipment, fittings or other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good condition. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own solicitor and surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not however, guarantee that any such items are included in the sale and any prospective buyer is advised to verify with the seller by written enquiry.

INSPECTION

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

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